

68-117
3759QUITCLAIM DEED WITHOUT COVENANT
024369NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that SANDRA J. MACDONALD of Portland, County of Cumberland and State of Maine, for consideration given, hereby sells, grants, conveys, and forever releases to DAVID R. MACDONALD, of Scarborough, County of Cumberland and State of Maine, whose mailing address is 5 Vesper Street, Scarborough, Maine 04074, all her right, title and interest in and to the real estate located in Waterville, County of Kennebec and State of Maine, more particularly described in the Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to any outstanding mortgages of record and current real estate taxes which the Grantee, by acceptance of this deed, hereby assumes and agrees to pay.

This conveyance is made pursuant to the terms of a Divorce Settlement Agreement between the Grantor Sandra J. MacDonald and the Grantee David R. MacDonald.

IN WITNESS WHEREOF, I, the said Sandra J. MacDonald, have hereunto set my hand and seal this 14th day of the month of August, 1992.

WITNESS:

Cynthia R. BeaneSandra J. MacDonald
Sandra J. MacDonaldState of Maine
County of Cumberland, ss.August 14, 1992

Then personally appeared the above-named Sandra J. MacDonald and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Cynthia R. Beane
Notary Public/Attorney-at-LawCynthia R. Beane
Print or Type Name R. BEANE

MY COMMISSION EXPIRES:

AUGUST 8, 1994
My Commission Expires

DAR031BC

68-117

Exhibit A

PARCEL #1:

A certain lot or parcel of land, with any buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows: Commencing at a point in the easterly side of College Avenue in said Waterville in the south line of land formerly of Leora M. Berry, deceased, and devised by said Berry to Helen Davis; thence along the south line of said Davis land through a point marked by a piece of galvanized pipe located two (2) feet northerly from the northerly foundation of the store heretofore used by the C. Berry Company, thence prolonging said line from said street through said pipe along said south boundary of said Davis land to a piece of galvanized pipe marking the southeast point of the Davis land and the northeast corner of the McCormack land, which said point is located in what was or is the west line of the Maine Central Railroad Company property; thence in a southerly direction along the line of said Railroad Company to Allen Street; thence westerly along said Allen Street to College Avenue; thence northerly along College Avenue to the southwest corner of the Davis land, the point of beginning, which point is the prolongation of the north line westerly from the galvanized iron pipe placed in the ground two (2) feet northerly from the foundation of the Berry Company store.

Being the same premises as conveyed by Robert McCormack et al to Ezra K. Randall et al by deed dated February 4, 1953 and recorded in the Kennebec County Registry of Deeds in Book 934, Page 118.

PARCEL #2:

A certain lot or parcel of land, with any buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine being a certain parcel of land being a portion of lots 13 and 20 on a plan of land of Norton and Purington made by Ira E. Gatchell, surveyor, dated September 29, 1886 and recorded in the Kennebec Registry of Deeds, Book of Plans, Book 1, Page 5, said parcel being described as follows: Commencing at a stone monument on the southeasterly line of College Avenue at the northerly corner of land of Oliver M. Randall; thence running northeasterly on College Avenue thirty (30) feet to an iron post; thence running southeasterly parallel with Allen Street to the line of Eastern Avenue; thence southwesterly to the easterly corner of land of Oliver M. Randall; thence running northwesterly on line of land of Oliver M. Randall to the point of beginning.

Being the same premises as conveyed by Joseph W. Pelletier to Oliver H. Randall et al by deed dated October 10, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2248, Page 21.

Meaning and intending the same premises as described in a deed from Oliver M. Randall individually and as a Trustee under the Will of E.R. Randall to David MacDonald et al., dated February 4, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2912, Page 333.

RECEIVED KENNEBEC SS.

1992 AUG 31 AM 9:00

ATTEST: *Norman B. Davis*

REGISTER OF DEEDS

ORIGINAL AT TIME OF RECORDING

ORIGINAL AT TIME OF RECORDING